



**CARSON**  
PROPERTIES

# IH35 & RIVER RIDGE LOTS



## **i** HIGHLIGHTS

- IH35 Frontage
- Hard corner and adjoining lot
- At entrance to major business park
- Abutting new Hilton Garden Inn
- 114,000+ VPD on IH 35

**Seller:** Carson  
Haysco Holdings, LP

**Location:** River Ridge  
Pkwy and I-35  
Frontage Rd  
San Marcos, TX 78666

**Zoning:** General  
Commercial

**Utilities:** All City  
Utilities On-Site

**Seller Financing:**  
Conditional

**Maximum  
Contiguous SF:** 2.53

New Hilton Garden Inn now open next door. Good access (underpass) & visibility from North & South bound IH35. Phase 1 of planned TXDOT / COSM ramp realignment complete (southbound re-entry ramp). Major bio-tech company -- Grifols, Inc. -- located on a neighboring parcel (within 100'). Other major corporations, such as Grande Communications, are also located in this Business Park.



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# Availability

UNIT	SIZE	OFFERED PRICE	UNIT PRICE	STATUS
Lot 2	1.27 Acres	\$526,379	<b>Base:</b> \$9.50 PSF	Available
Lot 3	1.26 Acres	\$658,627	<b>Base:</b> \$12.00 PSF	Available

**Legal Description:** San Marcos North Business Park (Vol 11 Pg 382)



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# Location Map



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# Additional Photos



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